

Item Number: 8
Application No: 19/00278/MREM
Parish: Sherburn Parish Council
Appn. Type: Approval of Reserved Matters Major
Applicant: Mr Ian Mason
Proposal: Erection of 73 dwellings including 1no. two bedroom detached, 24no. two bedroom mews, 2no. two bedroom semi-detached, 14no. three bedroom semi-detached, 3no. three bedroom detached, 17no. four bedroom detached, 4no. two bedroom semi-detached bungalow and 8no. one bedroom apartments with additional pumping station, together with formation of children's play areas and associated landscaping (16/00081/73AM dated 21.03.2016 refers as amended)
Location: Land At Manor Farm Sherburn Malton North Yorkshire
Registration Date: 13 March 2019
8/13 Wk Expiry Date: 12 June 2019
Overall Expiry Date: 31 October 2019
Case Officer: Gary Housden **Ext:** Ext 43327

CONSULTATIONS:

Flood Risk	Comments
Archaeology Section	No additional comments
Housing Services	No response received
Highways North Yorkshire	Await amended documents
Designing Out Crime Officer (DOCO)	No further comment
Alan Tomlinson	No response received
Sherburn Parish Council	No response received
Highways England	No objection
Flood Risk	Recommends refusal
Yorkshire Water Land Use Planning	Recommends condition
Environmental Health Officer	Comments
Archaeology Section	No comments
Vale Of Pickering Internal Drainage Boards	No comments
Designing Out Crime Officer (DOCO)	No further comments
Highways North Yorkshire	Formal response pending

Neighbour responses: Mrs A Holdsworth,

Site

The application site is rectangular in shape measuring 280m in width at its largest by 120m in depth and approximately covers an area measuring 3.16 hectares. The site is used for agriculture, including grazing land and part of an existing farmstead. The site is located outside the development limits of Sherburn. To the south is arable land, with Sked Dale Road running along the western boundary and farm buildings located to the north east of the application site. The A64 (T) runs along the northern boundary with a large industrial site (Kingspan) and a range of outbuildings associated with Corner Farm (Grade 2 listed) on the opposite side of the road. To the east is a stream with Low Mill, a residential property and outbuildings on the eastern side. The site lies on the south eastern side of the crossroads that runs through Sherburn.

There is a levels difference of approximately 5m across the entire site, with the south-western side being

the highest part and the north-eastern side being the lowest part of the site. The proposed application site is located within Flood Zone 1, representing the lowest risk of flooding from any source. The site is also located within an area of known archaeological importance.

Proposal

This application is for the approval of reserved matters for appearance, landscaping, layout and scale for 73 dwellings. The site has the benefit of outline planning permission for up to 73 dwellings under Reference 14/01207/MOUT approved in November 2015 which was followed by a later Section 73 application approved in March 2016 under Reference 16/00081/73AM.

The application is accompanied by a Design and Access Statement, a Noise Assessment, an Ecological Assessment, a Tree Survey and a supporting Planning Statement. As currently submitted the application includes 8 one bed units, 31 two bed units, 17 three bed units and 17 four bed units. Of these four bed bungalows are proposed and 26 of the units are affordable dwellings. The affordable units are comprised of 23 two bed units and 3 four bed dwellings. Twenty three of the affordable units are proposed for rent with three proposed as intermediate units. The proportion size and tenure of the units accords with the S106 agreement which was approved as part of the outline planning permission.

Locally access into the site is proposed from Sked Dale road which is located in close proximity to the signal controlled junction onto the A64. The road layout within the site follows the illustrative drawings submitted with the outline application which provides for a noise barrier scheme running adjacent to the boundary with the A64. In addition to an acoustic barrier to the rear of the existing boundary hedge a continuous run of dwellings is proposed adjacent to this boundary. The dwellings are proposed with no bedrooms at first floor level facing towards the A64. The bedrooms in these units have been designed to face towards the quieter rear elevations. In addition the layout ensures that the rear curtilage will meet the noise levels specified for private amenity spaces set out in the outline permission.

History

Ref 14/01207/MOUT Demolition of 1 no. existing cow shed, erection of up to 73 no. residential dwellings (including up to 35% affordable housing), structural planting and landscaping, informal public open space, childrens play area, surface water attenuation, a vehicular access point from Sked Dale road and associated ancillary works (site area 3.16ha). Approved 03.11.2015

Ref 16/00081/73AM Variation of Conditions 03, 21 and 31 and Removal of Conditions 06, 07, 08 and 23 of approval 14/01207/MOUT dated 03.11.2015. Approved 21.03.2016

Policy

- Policy SP1 - General Location of Development and Settlement Hierarchy
- Policy SP2 - Delivery and Distribution of New Housing
- Policy SP3 - Affordable Housing
- Policy SP4 - Type and Mix of New Housing
- Policy SP11 - Community Facilities and Services
- Policy SP13 - Landscapes
- Policy SP14 - Biodiversity
- Policy SP15 - Green Infrastructure Networks
- Policy SP16 - Design
- Policy SP17 - Managing Air Quality, Land and Water Resources
- Policy SP18 - Renewable and Low Carbon Energy
- Policy SP19 - Presumption in favour of sustainable development
- Policy SP20 - Generic Development Management Issues
- Policy SP22 - Planning Obligations, Developer Contributions and Community Infrastructure Levy

Appraisal

The principle of the residential development of this has been established as set out in the history section

of this report. Aside from access however the remaining reserved matters are still to be approved and are the subject of the current reserved matters application.

The key issues relating to the reserved matters application are considered to relate to matters including:

Housing mix including affordable housing

Design and layout issues

Noise

Highways access and parking issues

Ecology

Landscaping

Other matters

Housing

The number of dwellings proposed for the site is established by the outline permission. The mix and range of dwellings is set out in the proposal section of this report and is considered to provide for a reasonable mix of house types. In addition four single storey dwellings are proposed, in accordance with the adopted development plan. The number of affordable units complies with the outline permission which satisfies the Councils policy requirement of 35% affordable units on site. As described above the size, mix and tenure of the affordable units proposed meets the Councils requirements and is supported by the Councils Housing Manager. The proposal is considered therefore to satisfy the requirements of Policies SP3 and SP4 of the adopted Local Plan strategy.

Design and layout issues

The site is located close to the A64 and opposite the Atlas Ward site in Sherburn, both of which are sources of noise. Noise is specifically dealt with elsewhere in this report below, however the need to provide for a satisfactory solution to the noise issue has dictated the way in which the site layout, orientation of dwellings and internal design of the dwellings has taken place. This is to ensure that the site can be developed in a satisfactory manner and that the amenities of future residents is adequately provided for. The estate road provides for a loop road which enables a street of dwellings to face towards the A64 which act as a barrier to the rest of the site. The need for a continuous run of buildings has its own design challenges. However the applicants have submitted a Street scene drawing which shows an interesting group of terraced units with projecting gables at the end of each terrace in order to add interest to an otherwise continuous development of roof slopes.

A mix of red bricks are proposed for the dwellings with slate tiles proposed for the roofs. Individually the house types are considered to be acceptable in terms of their design and use of materials proposed. The layout shows green buffers and open spaces within the site together with an attenuation basin which is located close to the water course which abuts the eastern boundary of the site. The plans also show a LEAP and LAP play space within the scheme. The design of the scheme is considered to be well thought out , and given the constraints associated with the site it is considered to be acceptable and in accordance with Policy SP16 Design of the adopted development plan .

Noise

Noise has been a key issue that has been considered in some detail at outline application stage. The submitted scheme is accompanied by a detailed noise assessment. The Council's EHO has no objection to the submitted noise assessment which delivers satisfactory noise levels within the dwellings to habitable rooms and to private rear garden amenity areas. Final comments in relation to the latest submitted plans is awaited although it is not anticipated that any new issues relating to noise will arise.

Any additional comments will be reported to Members at the meeting or on the Late Pages.

Highways access issues

The outline planning specified access as part of the permission, which is obtained via the minor county road to the west of the site. The principle of the access into the site is already established. No objection is raised by Highways England and whilst NYCC Highways have no objection in principle to the application changes were requested to address changes to the hard and soft landscaping, designing the scenes to 20 mph standard and off site pedestrian connectivity. Amended plans have been received and the final comments of NYCC Highways is awaited at the time of writing this report.

Ecology

The reserved matters application is accompanied by an Ecological report which covers bats, birds, otters, water voles and white clawed crayfish. The scheme provides for the retention of trees which have bat roost potential, hedgerow improvements, nectar rich planting, buffer planting next to the beck and a plan showing the location of bat and bird boxes within the site.

Landscaping

Detailed landscaping plans have been submitted to accompany the scheme for both hard and soft landscaping. These have been amended, partly at the request of NYCC Highways, and final comments are awaited. In general terms the approach to the landscaping of the site is considered to be acceptable and complimentary to the overall design. Subject to any final comments from NYCC Highways scheme the landscaping of the site is considered to be acceptable.

Other Matters

Drainage issues

The Lead Local Flood Authority, the IDB and Yorkshire Water have been consulted have have no objection to the application on drainage grounds.

There are no outstanding Archaeological issues and similarly the Police Designing Out Crime Officer has no comments to make.

There has been no response from Sherburn Parish Council. One response from a local resident has been received raising concerns over the principle of the development, raising issue of traffic, traffic speeds, possible flooding and strain on local services. However all of these issues were addressed at outline application stage and cannot be revisited at this point in proceedings with this reserved matters application.

Subject to any outstanding requirements of the Council's EHO and NYCC Highways officers approval is recommended to this reserved matters application.

Recommendation

Approval subject to final comments of outstanding consultees and the following conditions

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be carried out in accordance with the following approved plan(s):.

Drwg. No. PL01 Rev.G 1:500 Proposed Planning Layout

Drwg No. House Type A Rev.B 1:100
Drwg No. House Type A3 Rev.B 1:100
Drwg No. House Type A4v2 1:100
Drwg No. House Type B Rev.B 1:100
Drwg No. House Type B2 Rev.B 1:100
Drwg No. House Type C1 Rev.B 1:100
Drwg No. House Type C2 Rev.B 1:100
Drwg No. House Type E Rev.B 1:100
Drwg No. House Type G Rev.B 1:100
Drwg No. House Type H Rev.B 1:100
Drwg No. House Type J Rev.B 1:100
Drwg No. House Type K Rev.B 1:100 Elevations
Drwg No. House Type K Rev.B 1:100 Floor Plans
Drwg No. House Type L Rev.B 1:100 Elevations
Drwg No. House Type L Rev.B 1:100 Floor Plans
Drwg No. House Type N Rev.B 1:100
Drwg No. House Type 2xP Rev.B 1:100
Drwg No. FFL01 Rev.D 1:500 Finished Floor Levels Layout
Drwg No. ML01 Rev.D 1:500 Proposed Materials Layout
Drwg No. BT01 Rev.D 1:500 Proposed Boundary Treatment Plan
Drwg No. MN01 Rev.D 1:500 Proposed Noise Mitigation Layout
Drwg No. BB01 Rev.D 1:500 Bat & Bird Box Location Plan
Drwg No. CSA/4210/100 Rev.B 1:200 Soft Landscape Proposals Sheet 1 of 2
Drwg No. CSA/4210/101 Rev.B 1:200 Soft Landscape Proposals Sheet 2 of 2
Drwg No. CSA/4210/102 Rev.B 1:200 Hard Landscape Proposals Sheet 1 of 2
Drwg No. CSA/4210/103 Rev.B 1:200 Hard Landscape Proposals Sheet 2 of 2
Drwg No. CSA/4210/104 1:100 LEAP & LAP Play Area Landscape Proposals
Drwg No. MAS01 SS01 Rev.A 1:100 Illustrative Street Scenes (C-C superseded)
Drwg No. MAS01 SS02 1:100 Illustrative Street Scenes (C-C revised)
Drwg No. BD06 Rev.A 1:20 Boundary Details 2.0m Paladin Security Fence
Drwg No. PS01 Rev.A 1:100 Proposed Type 3 Pump Station Layout
Drwg No. MAS01 ST01 Illustrative Sections A-B
Drwg No. MAS01 ST02 Illustrative Sections C-D

Reason: For the avoidance of doubt and in the interests of proper planning.